

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- January 18, 1967

Appeal No. 9089 President and Directors of Georgetown University,
appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Samuel Scrivener, Jr. not voting, the following Order was entered at the meeting of the Board on March 28, 1967.

EFFECTIVE DATE OF ORDER - May 2, 1967

ORDERED:

That the appeal for permission to erect a one-story addition to Medical-Dental School building at Georgetown Medical Center at 3800 Reservoir Road, NW., parcel 28/31, square 1307, be granted conditionally.

FINDINGS OF FACT:

- (1) Appellants property is located in an R-3 District.
- (2) The subject site is within the Georgetown University campus.
- (3) It is proposed to erect a one-story addition to the University Medical-Dental School building to house offices for fifteen (15) members of the faculty facility for an interim period while awaiting construction of proposed additions to the University Hospital. The temporary building will be located between the wings of the Medical building on the western side of the main building.
- (4) The University is now planning to make additions to the Medical Center, and plans to employ additional faculty and staff for the new facilities. The majority of the addition personnel can be accommodated in the existing facilities. However, fifteen (15) necessary offices now cannot be accommodated. According to the University, the additional personnel must be employed now and have space within which to work and be available to the University.

(5) It was stated that the addition will not cause an excess in the permitted FAR for the University campus plan, and there is sufficient parking available to accommodate the personnel of the proposed addition.

(6) The proposed addition will add approximately 3,000 square feet of gross floor area to the existing 2,172,008 square feet of gross floor area. The permitted gross floor area for the University is 7,651,598 square feet.

(7) Ten parking spaces are required for this temporary addition. There are 298 parking spaces provided, which exceeds the number required by the Regulations.

(8) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(9) The National Capital Planning Commission, by letter dated February 17, 1967 (Exhibit No. 10), recommended approval of this appeal. "The Commission finds that the proposed one-story temporary structure is within the campus boundaries approved by the Commission on July 22, 1966 (NCPC Map File No. 71.30(02.20)-24498), and would conform to the interim uses provisions of the Zoning Regulations and would not have an adverse effect on neighboring properties because of noise, traffic, number of students or other objectionable conditions. The Commission, is of the opinion that the building proposed to be located between the westerly wings of the existing Medical-Dental School building could be further shielded from sight if the passage-way between the buildings were shortened and the temporary structure moved closer to the central core of the Medical-Dental Building. The Commission is also of the opinion that the temporary use of the proposed building would be insured if it was required that it be razed at the end of five years."

(10) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that this proposed temporary building is not likely to become objectionable to the nearby and adjoining property because of noise, traffic, number of students or other objectionable conditions. The proposed building meets the requirements of Paragraph 3101.46 of the Zoning Regulations and there is adequate off-street parking to serve the building.

It is also our opinion that the granting of this application will be in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring properties.

This Order shall be subject to the following conditions.

- (a) That appellant shall either raze or remove this temporary structure at the end of five years from the date of this Order.
- (b) All requirements contained in this letter from the National Capital Planning Commission shall be met. (*Exhibit No. 10*)